

Willingboro 08046

ZIP code · NJ · New Jersey > Burlington County

BALANCED MARKET

\$348K

MEDIAN SALE PRICE

+0.5%

1-YR CHANGE

464

SALES (12 MO)

\$340K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



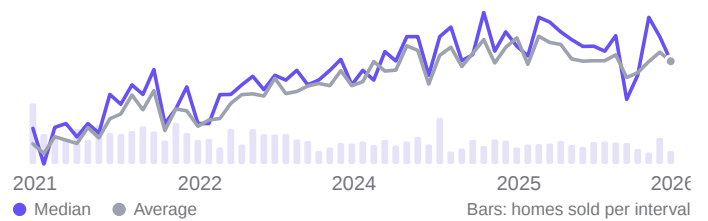
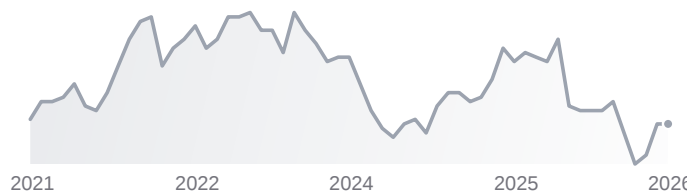
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

53 / 100

Sale prices

Median \$325K · Average \$324K

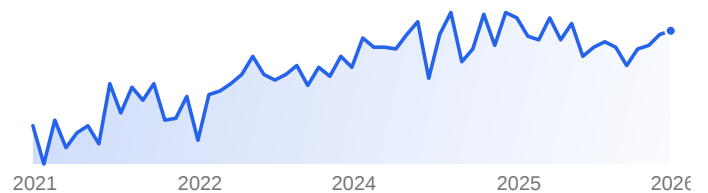
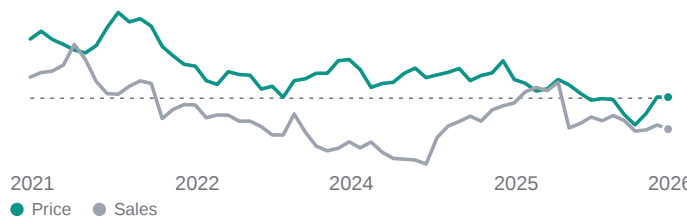


Growth (year over year)

Price +0.5% · Sales -12.9%

Price per square foot

\$198/ft²

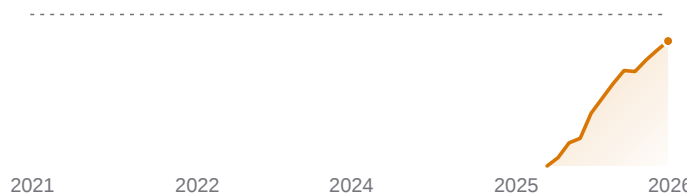


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

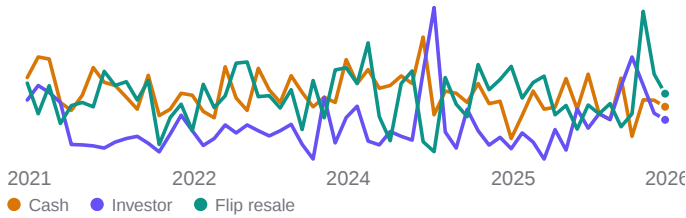
4.4%



BUYERS & OUTCOMES

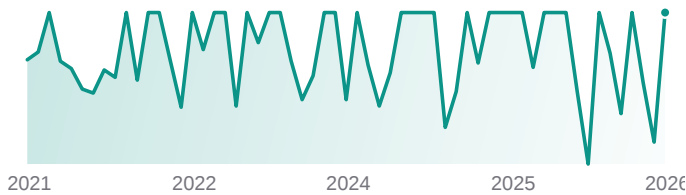
Buyer mix

Cash 15% · Investor 12% · Flip resale 19%



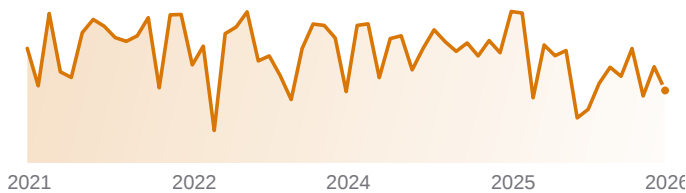
Sellers who sold at a gain

100%

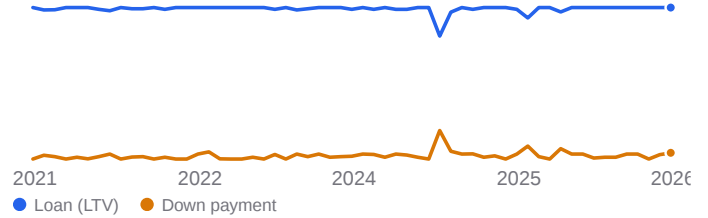


Median annualized return at resale

+6.6%

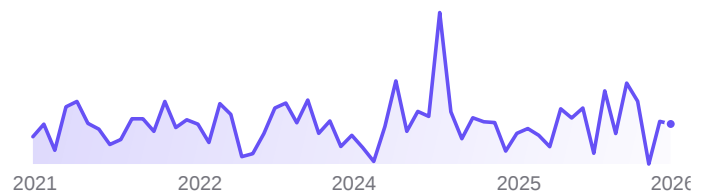


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.8%



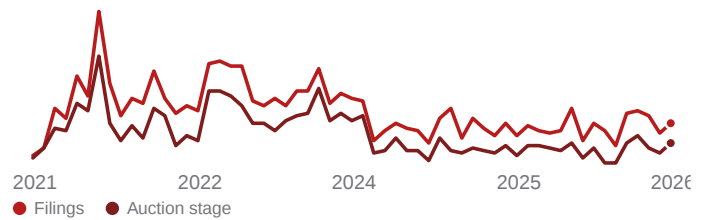
Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 16 · Auction stage 8



HOUSING STOCK

Homes	10,643
Median value (AVM)	\$340K
Median size	1,770 ft²
Median year built	1963
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.2%
Owner occupied	83%
Company owned	8.9%
Median loan-to-value	52%
Typical ownership tenure	14.8 yrs

COMMUNITY

Population	33,161
Density	4,046 / mi²
Median household income	\$95K
Average household income	\$110K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	78
Homes occupied	95%
Bachelor's or higher	20%
Poverty rate	9.3%
Unemployment	1.2%
Average temp	55°F
Annual precip	48 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.